

CITY PLANNING COMMISSION PUBLIC HEARING NOTICE

TUESDAY, DECEMBER 9, 2014

**PUBLIC HEARING: 1:30 P.M. CITY COUNCIL CHAMBER
(CITY HALL - 1E07)**

THE CITY PLANNING COMMISSION IN ACCORDANCE WITH PROVISIONS OF ARTICLE 16 OF THE COMPREHENSIVE ZONING ORDINANCE #4264 M.C.S., AS AMENDED, WILL HOLD A PUBLIC HEARING ON DECEMBER 9, 2014 IN THE CITY COUNCIL CHAMBER (CITY HALL - 1E07) ON THE FOLLOWING PROPOSED AMENDMENTS TO THE COMPREHENSIVE ZONING LAW OF THE CITY OF NEW ORLEANS.

ZONING DOCKET 115/14 – Request by BADINE LAND LTD. for a Conditional Use to permit a hotel in a VCS-1 Vieux Carré Service District on Square 3A, Lot X, and the adjacent portion of the Clay Street right-of-way, in the Second Municipal District, bounded by Iberville, Clay, and Bienville Streets. The municipal address is 111 IBERVILLE STREET. (PD 1B)

ZONING DOCKET 116/14 – Request by THEONE M. HALPERN, ALVIN K. HALPERN, JENIFER HALPERN, DORIANE H. SCHULMAN, AND EDWARD M. HALPERN for a Conditional Use to permit a micro-distillery in a C-1A General Commercial District and the Lower Saint Charles Design Review District, on Square 194, Lots 3 or 20, 21, 22, X, A or 18, and Y or 19, in the First Municipal District, bounded by Saint Charles Avenue and Terpsichore, Melpomene, and Prytania Streets. The municipal address is 1530 SAINT CHARLES AVENUE. (PD 2)

ZONING DOCKET 117/14 – Request by ACV VII, LLC for an Amendment to Ordinance No. 19,400 MCS (Zoning Docket 061/99, which established a Conditional Use to permit the residential\commercial redevelopment of an existing industrial/warehouse complex [former American Can Company]) to allow modifications to the site and structure, including the addition of a raised pedestrian walkway, new signage, the modification of storefront windows for the development's retail units, and the elimination of off-street parking spaces, in an LI Light Industrial District, on Parcel 1B or Squares 484, 485, 498, 499, and Pt. 511, all lots, in the Second Municipal District, bounded by Orleans Avenue, North Jefferson Davis Parkway, Toulouse Street, and North Cortez Street. The municipal address is 3700 ORLEANS AVENUE. (PD 4)

ZONING DOCKET 118/14 – Request by PATRICIA B. TOMBAR, AUGUST J. ROQUES, JR., DORIS H. KIMBLE, SCOTT WOLFE, JANE L. WOLFE, AND 5000 N. CLAIBORNE, LLC for a Zoning Change from an RD-3 Two-Family Residential District and a B-1 Neighborhood Business District to a B-2 Neighborhood Business District, on Square 676, Lots 1, 2, 3, 4, 9 through 12, A, B, C, G, H, I in the Third Municipal District, bounded by North Claiborne Avenue and Reynes, Forstall, and North Robertson Streets. The municipal addresses are 5000-5030 NORTH CLAIBORNE AVENUE, 1502-1510 FORSTALL STREET, AND 5011 NORTH ROBERTSON STREET. (PD 8)

ZONING DOCKET 119/14 – Request by CITY OF NEW ORLEANS for an Amendment to Ordinance No. 24,006 MCS (Zoning Docket 039/10, which granted a zoning change from an LP Lake Area Neighborhood Park District to an LRM-1 Lake Area Low-Rise Multiple-Family Residential District and a Conditional Use to permit the renovation and expansion of an existing television station and associated accessory equipment) to permit the expansion of a television station and associated accessory equipment, in an LRM-1 Lake Area Low-Rise Multiple-Family Residential District, in the Second Municipal District and being a portion of that certain tract known as the Delgado Tract, bounded by Navarre Avenue, General Diaz Street, Orleans Avenue, and City Park Avenue. The municipal address is 916 NAVARRE AVENUE. (PD 5)

ZONING DOCKET 120/14 – Request by CITY COUNCIL MOTION NO. M-14-430 for a Text Amendment to Article 18 of the Comprehensive Zoning Ordinance to establish the Central Business District Height and Floor Area Ratio Interim Zoning District to prohibit the issuance of any permits within the Interim Zoning District prior to design review and approval by the City Planning Commission staff, with the advice of the Historic District Landmarks Commission when a project is within its jurisdiction, subject to appeal to the City Council, that are in conflict with the Interim Zoning District's standards and all figures attached to the City Council Motion, for the area generally bounded by South Claiborne Avenue, the Pontchartrain Expressway, the Mississippi River, and Iberville Street. (PD 1A)

ZONING DOCKET 121/14 – Request by SIBLING RIVALRY ASSET MANAGEMENT GROUP, LLC for a Conditional Use to permit a child care center over 5,000 square feet in floor area in a B-1A Neighborhood Business District, on Square 583, Lots 11 or 28, 18 or 19, 38, 39, 2 or 10, 9 or 26, A or 8 or 25 or Pt. 37, 9 or 26 and 27, in the First Municipal District, bounded by South Dorgenois, Palmyra, South Broad, and Banks Streets. The municipal addresses are 321-329 SOUTH DORGENOIS STREET. (PD 4)

ZONING DOCKET 122/14 – Request by DAO CHENG WEI AND XIU H. LI for a Conditional Use to permit a wholesale seafood business in an NU Non-Urban District, on Prairie Lands Pt. Parcel 2, Lot 10, in the Third Municipal District, bounded by Chef Menteur Highway, Victory Road, and Highway 11. The municipal address is 57023 OR 19841 CHEF MENTEUR HIGHWAY. (PD 11)

ZONING DOCKET 123/14 – Request by GET THE GORILLA, LLC for a Conditional Use to permit an amusement place (movie theater) in an LI Light Industrial District and the Lafitte Greenway Revitalization Corridor Interim Zoning District, on Square 337, Lots 3 through 9, in the Second Municipal District, bounded by North Broad, Toulouse, Saint Peter, and North Dorgenois Streets. The municipal address is 636-646 NORTH BROAD STREET. (PD 4)

ZONING DOCKET 124/14 – Request by JUGS SOCIAL CLUB, INC./KREWE OF NOMTOC for a Conditional Use to permit a private club in a B-1 Neighborhood Business District on Square 168, Lot N1, in the Fifth Municipal District, bounded by

Homer, Newton, and Sumner Streets and Behrman Avenue. The municipal address is 1906-08 NEWTON STREET. (PD 12)

ZONING DOCKET 125/14 – Request by 511 MARIGNY, LLC for an Amendment to Ordinance No. 25,607 MCS (Zoning Docket 097/13, which amended Ordinance No. 24,562 MCS to allow the development to contain those uses that are permitted by right in the HMC-1 District) to permit a wine shop with on-premises tasting and the sale of alcoholic beverages for off-premises consumption, in an HMLI Historic Marigny/Treme Light Industrial District, on Square 10, Lot K-6, in in the Third Municipal District, bounded by Chartres, Decatur, Mandeville and Marigny Streets. The municipal address is 511 MARIGNY STREET. (PD 7)

ZONING DOCKET 126/14 – Request by BCH NOLA MAGAZINE COMMONS, LLC for a Conditional Use to permit the sale of alcoholic beverages for on- and off-premises consumption in a standard restaurant in a B-2 Neighborhood Business District and the rescission of Ordinance No. 23,755 MCS (Zoning Docket 075/09, which granted a Conditional Use to permit the sale of alcoholic beverages for consumption off-premises at a retail store occupying less than 5,000 square feet of floor area), on Square 28 or 28HV, Lot B-1, in the Sixth Municipal District, bounded by Nashville Avenue, Magazine, Arabella and Camp Streets. The municipal address is 801 NASHVILLE AVENUE. (PD 3)

THE CITY PLANNING COMMISSION, IN ACCORDANCE WITH ARTICLE 16 OF THE COMPREHENSIVE ZONING ORDINANCE 4264 MCS AS AMENDED, WILL HEAR PROPONENTS AND OPPONENTS TO THE ABOVE PROPOSED CHANGES TO THE COMPREHENSIVE ZONING LAW OF THE CITY OF NEW ORLEANS. ALL INTERESTED PARTIES ARE ENCOURAGED TO ATTEND AND ALL RELEVANT COMMENTS CONCERNING THE PROPOSED CHANGES ARE ENCOURAGED. THE CPC HAS ESTABLISHED PUBLIC HEARING RULES WITHIN ITS ADMINISTRATIVE RULES, POLICIES, & PROCEDURES, WHICH ARE AVAILABLE ON THE CPC WEBSITE: WWW.NOLA.GOV/CPC. YOU MAY ALSO SUBMIT WRITTEN COMMENTS TO THE EXECUTIVE DIRECTOR IN ADVANCE BY MAIL (1300 PERDIDO STREET, 7TH FLOOR, NEW ORLEANS, LA 70112) OR EMAIL CPCINFO@NOLA.GOV. ALL WRITTEN COMMENTS MUST BE RECEIVED BY CLOSE OF BUSINESS ON THE MONDAY, EIGHT DAYS PRIOR TO THE HEARING DATE.

November 19, November 26, and December 3, 2014

Robert Rivers, Executive Director

RR/sk